

**MINUTES**  
(Audio Recording Available)  
**BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD**  
**MEETING OF January 12, 2012**  
**5:30 PM - LAKEWOOD CITY HALL**  
**AUDITORIUM**

A. The Chairman called the meeting to order at 5:30 P.M.

1. **ROLL CALL**

MEMBERS PRESENT:

Michael Fleenor  
Michael Molinski, Co-Chair  
Carl Orban  
John Waddell

OTHERS PRESENT:

Dru Siley, Secretary, Dir. of P&D  
Bob Apanasewicz, Asst. Bldg. Comm., Commercial  
Jeff Fillar, Asst. Bldg. Comm., Residential  
Bryce Sylvester, Planner

2. Approve the Minutes of the December 8, 2011 meeting.

A motion was made by Mr. Waddell, seconded by Mr. Orban to **APPROVE** the minutes of the December 8, 2011 meeting. All the members voting yea, the motion passed.

3. Opening remarks.

Mr. Molinski waived the reading of the Opening Remarks.

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**SUMMARY APPROVED**  
**BOARD OF BUILDING STANDARDS**

7. **Docket 01-01-12 - B**

**C 14900 Detroit Avenue**  
**Rozi' Wine House**

- ☐ Approve  
☐ Deny  
☐ Defer

Michael Di Michele  
Signature Sign Co.  
16015 Marlowe Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of a variance for more than one business sign. (Page 8)

17. **Docket 01-01-12 -S**

**14900 Detroit Avenue**  
**Rozi's Wine House**

- ☐ Approve  
☐ Deny  
☐ Defer

Michael Di Michele  
Signature Sign Co.  
1605 Marlowe Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of a proposed projecting sign. (Page 8)

18. **Docket 01-07-12**

**14861 Detroit Avenue**  
**Marc's**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Michael Bizjak  
SIGN-LITE  
12655 Coit Road  
Cleveland, Ohio 44108

The applicant requests the review and approval of a new illuminated wall sign. (Page 70)

20. **Docket 01-09-12**

**13341 Madison Avenue  
Lily Rose Variety Store**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Deborah Lilly and Rosarene Melton  
Lily Rose Variety Store  
13341 Detroit Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of a window sign. (Page 77)

A motion was made by Mr. Molinski, seconded by Mr. Waddell to **APPROVE** the Summary Approved. All members voting yea, the motion passed.

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**OLD BUSINESS**

**ARCHITECTURAL BOARD OF REVIEW**

4. **Docket 09-122-11**

**R**

**17904 Lake Avenue**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Paul Beegan  
Beegan architectural design llc  
15703 Madison Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of renovation to the front of the house. This item was deferred from December. (Page 6)

The Secretary stated that communication had been received from the applicant with the request to **WITHDRAW** the application from consideration.

5. **Docket 11-149-11**

**R**

**12576 Lake Avenue**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Drew Smith  
Brad Smith Roofing Co. Inc.  
24550 Sperry Road  
Westlake, Ohio 44145

The applicant requests the review and approval of a front stoop renovation. This item was deferred from December. (Page 7)

The Secretary stated that communication had been received from the applicant with the request to **DEFER** the application to the meeting of February 8, 2012.

**SIGN REVIEW**

6. **Docket 08-99-11 – S**

**13215 Detroit Avenue**

Brad Kowit and Alan Berger  
FDBTS  
24100 Chagrin Boulevard  
Beachwood, Ohio 44122

- ( ) Approve  
( ) Deny  
( ) Defer

Neither the applicant nor representative was present to explain the request. The Secretary stated that no revised plans had been submitted or received.

**NEW BUSINESS  
BOARD OF BUILDING STANDARDS**

9. Docket 01-03-12 R 1550 St. Charles Avenue

- ( ) Approve                                      Kyle Krewson  
( ) Deny    1550 St. Charles Avenue  
( ) Defer                                         Lakewood, Ohio 44107

The applicant requests the review and approval for a variance of four and three-fourth inches (4 ¾") to the required twenty-one (21) clearance in front of a water closet; the unit will be one foot, four and one-fourth inches (1', 4 ¼") from the back of the door. (Page 18)

Kyle Krewson was present to explain the request. He planned on converting a current coat closet into a first floor powder room/half bathroom.

There were no comments or questions from the Board or the public. The Building Department had no objections.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to **APPROVE** the application as submitted. All members voting yea, the motion passed.

10.     Docket 01-10-12                        R     1077 Abbieshire Avenue

- ( ) Approve John Conway  
( ) Deny 1077 Abbieshire Avenue  
( ) Defer Lakewood, Ohio 44107

The applicant requests the review and approval to not have railings on the front porch. (Page 80)

The Secretary stated that communication had been received from the applicant with the request to **DEFER** the application to the meeting of February 8, 2012.

## ARCHITECTURAL BOARD OF REVIEW

11. Docket 01-04-12 R 17614 Fries Avenue



- ☐ Approve
- ☐ Deny
- ☐ Defer

Marshall Wright  
Wright Construction  
8610 Madison Avenue, #3  
Cleveland, Ohio 44102

The applicant requests the review and approval of a front dormer. (Page 21)

Marshall Wright, applicant, and Laurie Manti, property owner, were present to explain the request to install a dormer on the front of the house after an addition on the rear was constructed. The third floor would be used as a family room or fourth bedroom and for storage.

Mr. Fleenor suggested two smaller dormers rather than one large one. Ms. Manti was open to suggestions. Mr. Orban suggested a reversed gable, resulting in a steeper roofline in the front of the house.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to **DEFER** the application to the meeting of February 8, 2012. All members voting yea, the motion passed.

14.     **Docket 01-11-12**                                     **R**     **2016-18 Warren Road**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Albert Gomez  
2016 Warren Road  
Lakewood, Ohio 44107

The applicant requests the review and approval of the porch column and rails which were brick. (Page 87)

The Secretary stated that communication had been received from the applicant with the request to **DEFER** the application to the meeting of February 8, 2012.

15.     **Docket 01-12-12**                                     **R**     **16916 Clifton Boulevard**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Kevin Harding and Stephen Harding  
Montenegro Home Improvement  
16916 Clifton Boulevard  
Lakewood, Ohio 44107

The applicants request the review and approval of a front porch design; the second story porch was destroyed by a tree. (Page 89)

Ken Roberts, Montenegro Home Improvement, was present to explain the request. The previous flat roof off the second floor had been severely damaged by a fallen tree. The owners wanted to replace it with something similar to the surrounding dwellings.

The Board said they wanted the replaced second floor windows to match the existing ones.

There were no further comments or questions from the Board or the building Department. There were no comments or questions from the public.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **APPROVE** the application. All members voting yea, the motion passed.

16. **Docket 01-13-12**

**R 2070 Dowd Avenue**

- ( ) Approve
- ( ) Deny
- ( ) Defer

Thomas Meyer  
Greater Cleveland Habitat for Humanity  
2110 West 110<sup>th</sup> Street  
Cleveland, Ohio 44102

The applicant requests the review and approval for construction of a new house. (Page 95)

Thomas Meyer, applicant, was present to explain the request. The newly constructed home would be an energy efficient bungalow. It would have four bedrooms, 1,600 square feet, ADA compliant, ICF foundation, mini-split heating system, low VOC paint, linoleum vs. vinyl flooring. The windows would meet energy star version 3, Hardee board siding painted a chocolate brown on the second floor and a sand color on the first and white trim, landscaping would be low water, indigenous plants, the lawn would be an organic installation, and they would use erosion control.

The Board asked about the windows to which Mr. Meyer said the windows would be a vinyl clad wood; four inch casing around the front windows. The Board wanted to have all of the windows be the same as the ones on the front. Mr. Fleenor did not like the look of the proposed front porch; the Board wanted something more traditional. Mr. Meyer said the proposed porch would have a 16x16 brick piling with a ten inch column on top, and the ceiling could have exposed rafters. Mr. Orban asked about the columns. Mr. Meyers said they were solid with corner trim pieces. Mr. Fleenor enquired about the porch railings. Mr. Meyers said it would be all wood.

Mr. Fillar said saw a home constructed by Habitat for Humanity, and it was well built with quality energy efficient materials. Mr. Siley reminded the Board that the City razed a dwelling and now owned a double lot. He concurred with Mr. Fillar's comments, and the cost to the City for the construction of new home would be minimal; allowing the City to use the saved money for other housing projects.

Kay Bacho, 2073 Halstead Avenue, asked to see the drawings. She asked for verification the ADA ramp was on the back of the home, and that there would be a detached one car garage. She said the design looked very nice.

Mary Louise Madigan, 12900 Lake Avenue, Ward I Council, expressed her pleasure working with the City's staff and Board members.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **APPROVE with the following stipulations:**

1. Four inch casings around all the window and doors,
2. Exposed rafter tails on the front porch, and
3. Submit samples for approval of all finished materials when available.

All members voting ye, the motion passed.

12. **Docket 01-05-12**

**C 13900 Detroit Avenue  
Lakewood Senior Health Campus**

- ( ) Approve
- ( ) Deny
- ( ) Defer

John T. O'Neill  
Lakewood Senior Campus, LLC.  
13900 Detroit Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of two (2) proposed canopies. (Page 32)



John T. O'Neill, applicant, was present to explain the request to reconfigure the back parking, add a curb cut on Bunts Road, and add a carport on the rear and on Detroit Avenue. A former canopy was destroyed by an ambulance. The proposed portico/canopy on the Detroit Avenue side would be constructed with a standing seam metal roof, four support pillars would be metal with AZEK trim painted to match the existing building, a new door, new light fixtures, under lighting of the portico, and parking ballards. The canopy in the rear lot would be about six feet from the building with a smaller canopy from the entrance to provide continuous coverage from a vehicle to the interior of the building. The smaller canopy would be of the same material but would have a shed roof sloping to one side with one gutter on it. Mr. O'Neill explained the reconfigured parking lot and new curb cut would allow for better traffic flow. He continued that the reason for the changes was because of an agreement with the Ohio Renal Group, and modifications would be made to the first floor to allow for dialysis treatment. Signage and construction would be handled by the Cleveland Clinic. The color of the standing seam roof and trim would match the new color scheme similarly.

Mr. Molinski felt AZEK ballards were not used for commercial properties traditionally. Mr. O'Neill stated he'd used the material at other properties successfully.

The Planning and Building Departments had no objections. There were no comments or questions from the public.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **APPROVE** the application as submitted. All members voting yea, the motion passed.

#### **SIGN REVIEW**

19. **Docket 01-08-12**

**16504 Detroit Avenue  
Erie Design**

- ( ) Approve
- ( ) Deny
- ( ) Defer

Julie and Shawn Warren  
Erie Design  
16413 Detroit Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of (1) a projecting sign and (2) a non-illuminated wall sign. (Page 74)

Shawn Warren, applicant, was present to explain the request. He wanted to retain the corporate identity and wanted to bring more color with a full color background, painted raised three-dimensional foam lettering, and have a projecting metal sign with the logo (water drop with paint brush). The sign would be above the hanging baskets (used during the summer).

There were no comments from the Planning and Building Departments. There were no comments or questions from the public. Mr. Fleenor asked if he had considered removing the panel to expose the transom windows and use signage in the windows. Mr. Warren said he wanted to use the windows for existing signage.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **APPROVE** the application as submitted. All members voting yea, the motion passed.

#### **BOARD OF BUILDING STANDARDS**

8. **Docket 01-02-12**

**R 1188-90 Cranford Avenue**

- ( ) Approve

Debbie Stipovich

( ) Deny  
( ) Defer

17042 Bear Creek Lane  
Strongsville, Ohio 44136

The applicant requests the review and approval of an APPEAL of the Adjudication Order of the Residential Building official. (Page 11)

Debbie Stipovich, applicant, was present to explain the request. The Building Department had issued an order for the change of the south, front door on the house. In November 2011, The City's Building Department issued an adjudication order regarding the size of an exit door, as the 2006 Code read it was required to be thirty-six inches (36") wide. A thirty-two inch (32") replacement door was installed in 2003, and the house had passed the point-of-sale inspection when she purchased the home in 2003. She added the Code allowed for minor deviations as long as there was no safety hazard.

Bob Apanasewicz, Building Department, distributed photographs the Building Department had on record (attached to the minutes). Regarding the issue of it not being a safety hazard, the issue was not a standard in the Code. The standard in the Code was that devices or safeguards were to be maintained in conformance with the condition of the Code at time of the install [Section R311 Exits of the 2000 International Residential Code and Section 1301.04 LCO, RDH 1549.02, Minimum Sizes of Doors (Amended)]. He stated the required width of thirty-six inches had been in effect since 1969. At the time of the point-of-sale inspection in June 2003, the door was in its original condition and not yet replaced. At the re-inspection in September 2003, the inspector looked at the conditional items only. The replacement door was not in compliance then and was not in compliance now. The two exit doors did not match currently.

Mr. Orban asked if there were other exit doors. Mr. Apanasewicz stated there were exits door in the rear of the house, and they were not thirty-six inches wide. Ms. Stipovich stated that minor reductions in replacement doors and windows were allowed as per Code Section 115.61. She felt there was no safety hazard. Mr. Waddell wanted to know what units the door served. Ms. Stipovich stated it served the second and third floor units.

There were no comments or questions from the public.

Kevin Butler, Law Department was present to address any concerns. Mr. Orban felt it was a safety issue as the door served as an exit for two residing families. Mr. Waddell said that as an architect, he had been led to believe that modifications could not be done that resulted in something being less safe. Mr. Fleenor concurred with Mr. Orban; it didn't match Code or the other door. Mr. Butler reminded the Board they were governed by Charter, and they could move to affirm the decision of the Commissioner, reverse the decision of the Commissioner, or modify the decision of the Commissioner. Mr. Molinski said that thirty-two inches was not a minor modification from thirty-six inches and was a safety issue.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor to **AFFIRM** the decision of the Commissioner. Mr. Siley took a roll call vote (a yes vote meant to AFFIRM): Mr. Orban replied yes, Mr. Waddell replied yes, Mr. Fleenor replied yes, and Mr. Molinski replied yes. All members voting yea, the motion passed.

#### **ARCHITECTURAL BOARD OF REVIEW**

13. Docket 01-06-12

C 15314-15412 Detroit Avenue  
Lakewood Plaza

( ) Approve  
( ) Deny  
( ) Defer

Frank Licata  
LRC-G Lakewood, LLC  
1585 Frederick Boulevard  
Akron, Ohio 44320



The applicant requests the review and approval of proposed changes to the exterior façade and site.  
(Page 48)

David Berkovitz, Levey & Company, was present to explain the request. Since the last meeting, roof heights had been amended for variety, the Plaza streetscape had been tied to the building by adding brick accents, and they reduced the amount of green space in the front and added more areas for people to congregate. At the last work session, questions arose about site and spot elevations. EIFS use had been amended. The side of the building lighting had been changed, and they were working with the Masonic Temple regarding the easement. They created a series of facades to emulate the natural growth progression of a city block. The Drug Mart façade, western exposure and rear of the building had been changed to being all brick. The front had been modified by removing the proposed railing. Mr. Molinski asked if there was a grade change to which Mr. Berkovitz replied to the affirmative. Discussion then ensued about the varying heights and slopes. The Board approached the renderings provided by Levey and Company (electronic renderings to be received by the Building and Planning Departments; once received, they will be made record with the minutes). Mr. Molinski said the proposed revisions were appropriate. Further discussion ensued about means of egress, slopes, steps, and ADA accessibility. Planted trees were to be part of the development with large tree wells that would allow the trees to canopy.

Mr. Berkovitz then described the materials. There were three types/colors of brick. He described the stone for the base, the tiles for Quaker Steak checkerboard pattern, the fabric awning colors (Quaker Steak would be green and white stripe), the windows for Quaker Steak were spandrel, and a minimal amount of EIFS will be used. Regarding the rear of the building, a thin brick would be adhered to the existing surface, there would be metal coping, and the gooseneck lighting color would vary with each tenant.

Kyle Krewson, 1550 St. Charles Avenue, felt the project had come a long way. He wanted clarification about the south facing, front of the Drug Mart store. He thought windows could be used to lessen the feel of desolation. Mr. Berkovitz stated this was the second smallest store in Drug Mart's chain, and they needed the interior wall space for product display/fixtures.

Rick Sicha and Marcia Moll, members of the Downtown Design Committee for the Main Street Program, had a number of comments on behalf of the committee. They wanted to know where the B1 brick would be used on the building because they thought it looked too rustic. They felt the canopy/awning colors were too strident/intense and might not be compatible. The committee wanted the removal of all EIFS. The committee felt there were too many gooseneck lamps around the building. They wanted to know about the vertical facing material used for the raised areas/seating. They wanted to know the treatment on the rear of the building; would there be an entrance or something more inviting that what looked like loading docks? How far from the curb were the light posts, and what were the materials and style? Would there be hangers for baskets and/or brackets for banners to be put on the light poles? They sought clarification about materials on the front of the plaza, would there be dedicated bicycle parking, what materials were to be used for the railings, what were the dimensions and design of the tree pits, was there a planting plan, and what about irrigation? Concerning Mars Avenue, the Downtown Design Committee felt the removal of the traffic light made the area less pedestrian friendly and suggested the removal of two parking spots, the use of ballards, and perhaps a flashing light to allow for pedestrian crossing.

Mr. Berkovitz said the B1 material was proposed to be around and at the top of Drug Mart, as an accent around some of the windows, at the top of the section closet to Quaker Steak, and along the area where Blockbuster was. As to the canopy colors, they were grey, black, red, and a blue; mostly chosen as personal preference. They tried to create uniformity with the gooseneck lighting. The rear of the building had entrances for pedestrians. They were trying to create a pathway along the Masonic Temple side that would like the front walk with the rear parking; there would be landscaping and lighting. They were currently working with the power company regarding the light posts; Levey & Company would pay for the installation, and the power company would



maintain them. As for the planting wells, they could make adjustments to conform to others in Lakewood such as the ones proposed for CVS. They planned to provide irrigation for the plantings. The vertical face of the raised areas/seating turn downs materials would be stained the same color as the concrete. There would be dedicated parking for bicycles in the front and rear of the building. Mr. Molinski asked to see the color for the concrete stamping. Mr. Fleenor asked about the type of trees; Mr. Berkovitz said they had yet to decide. Regarding the basket hangers and/or banner brackets, Mr. Berkovitz said they would have to do more research; as they have not decided about the finishing details yet. Mr. Siley and Mr. Molinski said those items could be disclosed when the sign package was presented. Mr. Molinski said the EIFS material was used on a nominal amount of area and asked if the material could be switched to brick while retaining the EIFS for the sign band. Mr. Berkovitz said it could be done. Mr. Siley asked what about the dimension beyond the piers. Mr. Berkovitz said it was eight inches, a typical dimension. Mr. Orban and Mr. Molinski cautioned that the thin brick finishing details around the windows, sills, doors, etc. were to be done properly. Mr. Fleenor asked about the planter material and ramps. Mr. Berkovitz said the planters were going to be precast concrete and were to be moveable in the event utility work needed to be done. The color was to be the same as that of the ground surface. Mr. Orban suggested the use of drought resistant plants. Mr. Berkovitz stated they would probably use a drip irrigation system.

Ms. Moll asked about keeping the crosswalk at Mars Avenue. Mr. Siley stated that traffic counts indicated there was not the volume needed to warrant one at that location. If the signal were to be retained, the cost of \$120,000 would be borne by the City. The concept of crosswalk flashers was not in the current plan. When Ms. Moll inquired about the push buttons, Mr. Siley replied the issue was the same; the cost to the City would be about \$65,000.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **APPROVE** with the following stipulations:

1. Provide details for site furniture, bike racks, and garbage containers,
2. Provide a landscape plan with irrigation plan,
3. Provide a tree well detail with type of tree(s),
4. Provide a concrete color sample,
5. Provide a cut sheet for pedestrian lighting,
6. And replace the EIFS with thin brick.

All members voting yea, the motion passed.

## 21. Election of Officers

A motion was made by Mr. Orban, seconded by Mr. Waddell, to elect **Michael Molinski** as **Chair**. All members voting yea, the motion passed.

A motion was made by MR. Fleenor, seconded by Mr. Molinski, to elect **Carl Orban** as **Vice-Chair**. All members voting yea, the motion passed.

## 22. Adjourn.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to ADJOURN the meeting adjourned at 7:45 P.M. All members voting yea, the motion passed.

  
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Signature

  
\_\_\_\_\_  
Date